



JOINT ADMINISTRATIVE ZONING AND SUBDIVISION COMMITTEE HEARING

AGENDA

WEDNESDAY, JUNE 14, 2017
PLAZA CONFERENCE ROOM AT CITY HALL – 500 CASTRO STREET
4:00 P.M.

1. **CALL TO ORDER**

- **ROLL CALL**

2. **ORAL COMMUNICATIONS FROM THE PUBLIC**

This portion of the meeting is reserved for persons wishing to address the Assistant Community Development Director/Planning Manager on any matter not on the agenda. Speakers are limited to three minutes. State law prohibits the Assistant Community Development Director/Planning Manager from acting on items not on the agenda.

3. **CONSENT CALENDAR**

3.1 **186 Castro Avenue, Chen Chien-Liang and Hsiang-Fang, PL-2017-022; APN: 158-15-033**

Request for a Provisional Use Permit to allow live entertainment at an existing restaurant (“La Fontaine”); and a determination that the project is categorically exempt pursuant to Section 15301 (“Existing Facilities”) of the CEQA Guidelines. This project is located on the west side of Castro Street between West Evelyn Avenue and Villa Street in the P-19 (Downtown) Precise Plan.

Project Planner: Eric Anderson

3.2 **282 Castro Street, Leonid Narsisian, PL-2017-127; APN: 158-13-044**

Request for a Provisional Use Permit for a restaurant use (Icicles) to locate in an existing 1,440 square foot tenant space of a 9,898 square foot multi-tenant commercial building; and a determination that the project is categorically exempt pursuant to Section 15301 (“Existing Facilities”) of the CEQA

Guidelines. This project is located on the west side of Castro Street between West Dana Street and Villa Street in the P-19 (Downtown) Precise Plan.

Project Planner: Clarissa Burke

3.3 217 Ada Avenue, Robin Banks for Ada Park HOA, PL-2017-142; APN: 160-48-002

Request for a Heritage Tree Removal Permit to remove three (palm, plum, and privet) Heritage trees on a 4-acre multi-family residential property; and a determination that the project is categorically exempt pursuant to Section 15304 ("Minor Alterations to Land") of the CEQA Guidelines. This project is located on the east side of Ada Avenue between Gladys Avenue and Minaret Avenue in the R3-3 (Multiple-Family Residential) District.

Project Planner: Clarissa Burke

3.4 223 Horizon Avenue, James LaPlante, PL-2017-140; APN: 158-43-016

Request for a Heritage Tree Removal Permit to remove one (pine) Heritage tree; and a determination that the project is categorically exempt pursuant to Section 15304 ("Minor Alterations to Land") of the CEQA Guidelines. This project is located on the east side of Horizon Avenue between Central Avenue and Willowgate Street in the R2 (One- and Two-Family Residential) District.

Project Planner: Alexi Wordell

**3.5 1501-1505 Salado Drive and 2025 Garcia Drive, Google, Inc., PL-2017-073;
APN: 116-03-026 and 116-03-031**

Request for a Planned Community Permit to allow landscape modifications, including one prefabricated 313 square foot bicycle shelter with 33 secure bicycle parking spaces, to an existing three-building office complex, and a Heritage Tree Removal Permit for the removal of one Heritage tree on a 13.77-acre project site; and a determination that the project is categorically exempt pursuant to Section 15301 ("Existing Facilities") of the CEQA Guidelines. This project is located east of Salado Drive between Garcia Avenue and State Highway 101 in the P-39 (North Bayshore 2014) Precise Plan.

Project Planner: Paula Bradley

**4. JOINT ADMINISTRATIVE ZONING AND SUBDIVISION COMMITTEE
PUBLIC HEARING**

• PUBLIC HEARING

**4.1 277 Fairchild Drive, Don Babbitt of Warmington Residential, PL-2017-095;
APN: 160-07-011, 160-07-012, and 167-07-013**

Request for a Permit Extension for a Planned Community Permit and Development Review Permit to construct 26 rowhouses, a Heritage Tree Removal Permit for the removal of 9 Heritage trees, and a Vesting Tentative Map on a 1.47-acre project site; and a determination that the project has prepared an Initial Study/Mitigated Negative Declaration pursuant to CEQA Guidelines. This project is located on the south side of Fairchild Drive between North Whisman Road and Tyrella Avenue in the P-32 (Evandale) Precise Plan.

Project Planner: Eric Anderson

**4.2 1998-2026 Montecito Avenue, Stuart Welte of EID Architects, PL-2017-113;
APN: 150-02-023 and 150-02-024**

Request for a Permit Extension for a Planned Unit Development Permit and Development Review Permit for a 17-unit condominium project (including a 2-unit density bonus), a Heritage Tree Removal Permit for the removal of 11 Heritage trees, and a Tentative Map on a 0.93-acre project site; and a

determination that the project is categorically exempt pursuant to Section 15332 ("Infill Development Projects") of the CEQA Guidelines. This project is located on the north side of Montecito Avenue between North Rengstorff Avenue and Sierra Vista Avenue in the R3-2.2 (Multiple-Family Residential) District.

Project Planner: Eric Anderson

4.3 1127 Castro Street, Daryoush Marhamat of D&U Developments, LLC, PL-2017-124; APN: 193-02-001

Request for a Permit Extension for a Parcel Map to subdivide one 20,462 square foot parcel into two parcels; and a determination that the project is categorically exempt pursuant to Section 15315 ("Minor Land Division") of the CEQA Guidelines. This project is located on the east side of Castro Street between Sonia Street and Miramonte Avenue in the R1 (Single-Family Residential) District.

Project Planner: Eric Anderson

ADJOURNMENT OF SUBDIVISION COMMITTEE HEARING

5. ADJOURNMENT

LB/7/CDD
892-06-14-17A-E

AGENDA FOR BOARDS, COMMISSIONS, AND COMMITTEES

- The Administrative Zoning Hearing meets regularly on the second and fourth Wednesday of each month at 4:00 p.m. at City Hall, Second Floor, in the Plaza Conference Room, 500 Castro Street.
- Interested parties may review the agenda posted at the front of City Hall, 500 Castro Street, beginning Friday evening before each meeting and at the Community Development Department, 500 Castro Street, First Floor, beginning Monday morning.
- Questions or comments regarding the agenda may be directed to the Assistant Community Development Director/Planning Manager or the Project Planner listed under each item at 650-903-6306.
- **SPECIAL NOTICE—Reference: Americans with Disabilities Act, 1990**
Anyone who is planning to attend a meeting who is visually or hearing-impaired or has any disability that needs special assistance should call the Community Development Department at 650-903-6306 48 hours in advance of the meeting to arrange for assistance. Upon request by a person with a disability, agendas and writings distributed during the meeting that are public records will be made available in the appropriate alternative format.
- The Assistant Community Development Director/Planning Manager may take action on any matter noticed herein. The Assistant Community Development Director/Planning Manager's consideration of and action on the matters noticed herein are not limited by the recommendations indicated in the agenda.

ADDRESSING THE ASSISTANT COMMUNITY DEVELOPMENT DIRECTOR/PLANNING MANAGER

- Interested parties are entitled to speak on any item listed on the agenda and are requested to fill out the yellow cards available at the rear of the Plaza Conference Room and deposit them with the staff. This will assure that your name and city of residence are accurately recorded in the minutes and that your interest in speaking is recognized.

ADMINISTRATIVE ZONING HEARING REVIEW PROCESS

The Assistant Community Development Director/Planning Manager is the approval body for all applications referred by the Development Review Board requiring a Conditional Use Permit, Variance, Planned Unit Development, or Planned Community Permit.

At the hearing, the applicant/agent will be asked to make a brief presentation on the proposal. Comments from the public shall be heard after the Assistant Community Development Director/Planning Manager has opened the public hearing and prior to the Assistant Community Development Director/Planning Manager taking action or making a recommendation.

The Assistant Community Development Director/Planning Manager can take the following actions on projects being heard:

- Conditionally approve the project.
- Continue the project indefinitely and will be renoticed.
- Continue the project to a specific date.
- Take the project under advisement—pending additional information for staff's review.
- Deny the project.

The decisions of the Assistant Community Development Director/Planning Manager are final unless appealed to the City Council by filing an appeal with the City Clerk within 10 calendar days of the date of findings. No building permits shall be issued during this 10-day period.